

AGENDA
BOARD OF ADJUSTMENT
TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY
REGULAR MEETING
SEPTEMBER 26, 2013

NOTE: Meeting is being held in conformance with all regulations of the SUNSHINE LAW and proper notice has been given to the Courier; also, the Agenda has been posted in Town Hall, Board Office and supplied to the Township Clerk at least forty-eight hours prior to the meeting. The Agenda items will not necessarily be heard in the order listed and the meeting will not continue substantially past 10:30 PM.

Members: Mr. Bussicula, Mr. Miller, Mr. Boyer, Mr. Smith, Mr. Minkoff,
Mr. Siburn, Mr. Sullivan, Mr. Delia and Mrs. Granholm

Mr. Bernstein, Board Attorney

Roll Call:

Applications for Review:

CARRIED FROM SEPTEMBER 12, 2013:

App. #16-13: Michael Hayes, 314 Washington Street, Block 208, Lot 17 (R-10 Zone)

Proposed new, detached garage (24' x 28' x 20' high) will replace the existing (20' x 20' x 13' high) detached garage. A second-story work shop area is proposed to be built in the new garage and used for a hobby of wood working. In addition, an existing shed (8' x 12' x 10' high) will be relocated. Relief is needed from Section 6.1.1B "Schedule of General Regulations" for exceeding "Other Coverage."

App. #15-13: Alexander & Yelena Mishkevich, 80 Hillcrest Ave., Bl. 1714, Lot 16 (R-15 Zone)

Proposed principal addition consisting of attached two-car garage, new front entry and new deck which is partially covered with a roof structure. Relief is needed from Section 6.1.1B "Schedule of General Regulations" for front-yard setback, principal rear yard setback, building coverage and total lot coverage. Additional relief is required from Section 8.1.1B1.&2. which prohibits expansion of a nonconforming structure and Section 3.1.8. "Decks" due to deck height.

App. #19-13: Kevin & Eileen Granelli, 40 Bristol Court, Block 1503, Lot 16 (R-15 Zone)

Proposed one-story addition to rear of this single-family dwelling, second-story addition above existing garage, new covered deck and paver patio. Relief is needed from Section 6.1.1B. "Schedule of General Regulations" for exceeding the 15% limit on Building Coverage and the 25% limit on Total Coverage.

App. #20-13: William L. Gorski, 23 Roosevelt Avenue, Block 1302, Lot 3 (R-15 Zone)

Sheds on property do not conform to Section 6.3.1.B.4. which limits the total area of the sheds to 100 square feet.

**App. #17-13: AM Real Estate LLC (7-ELEVEN), 416 Springfield Avenue,
Block 208, Lots 18 & 18.01 (DD-Zone)**

Proposed installation of three free standing ground signs along the frontage of the two lots. These signs are not permitted in the Downtown Zone District. The subject of this application is the 7-Eleven franchise grocery store which received site plan waiver approval by the Berkeley Heights Planning Board (App. #SP-3-13: Mazzocchi Mortaruolo LLC) in May 2013.

ADJOURNED TO OCTOBER 24, 2013:

App. #14-13: The Lusardi Group, 50 Industrial Road, Block 1301, Lot 14.01 (LI Zone)

Applicant is seeking conditional use approval to park its tractor trailer moving trucks overnight at the rear of the property. Since all conditions of the conditional use will not be met, Zoning Board approval is required. (Tractor trailers are not allowed under Section 7.1.5.K.7. of the ordinance.) The applicant is also proposing to create a parking area in the front yard for staff and customers which is not permitted in the LI Zone. The new parking area would result in "other coverage" and "combined coverage" limits being exceeded. Finally, the application includes a free-standing sign in the front yard (not permitted as per Section 5.4.3.).

Adoption of Minutes:
September 12, 2013

Adjournment:
Connie Valenti/Secretary